

THE CABIN RENTAL AGREEMENT

1. Description of Property, Rental Term, and Occupancy.

East Haven Mountain, Inc. (OWNER) agrees to rent to GUEST "The Cabin" located at the top of East Haven Mountain, East Haven, VT. The rental term shall begin at 12:00 pm (noon) or later on _____, 202_ and will end at 11:30 am on _____, 202_ (_____ days). The maximum number of persons occupying the premises under this agreement is *6*.

2. Keys.

There is a lock box at the cabin. You will be given the code to the lock box a day before your scheduled trip. Be sure you put the key immediately back into the lock box once you open the door so you will never be locked out.

3. Payment and payment schedule.

GUEST shall pay amount due of \$_____. A minimum deposit of 50% of this amount is due in order to reserve the date. The balance is due before the trip.

4. Cancellations.

No refunds are given for cancellations however guests have the opportunity to apply their payment amount toward the cost of another trip DURING THE CALENDAR YEAR if a mutually available date can be found. Otherwise the money will be considered as a donation to EHMI and not be available for a future trip.

5. GUEST's Obligations.

GUEST agrees to clean the Cabin completely, carry down all trash, and do their best to leave The Cabin in as good or better condition than they found it when they arrived.

6. Pets.

Pets are discouraged from being brought to the cabin. The environment can be challenging for a pet, the cabin is very small, and other guests are sensitive to pet hair and dander. If there is a significant need for a pet, the board of EHMI will consider such requests on a case by case basis.

7. Smoking.

Smoking is discouraged anywhere on the mountain and at The Cabin. Smoking is prohibited inside The Cabin. If you do smoke, you must remain on The Cabin deck and be vigilant about fires. Do not allow your ashes or butts to fall to the ground. Fires have occurred in the past due to smoking and you are liable for any damage as a result of smoking.